



**June 2004**

*The latest news from Seattle's Department of Planning and Development  
(formerly the Department of Design, Construction and Land Use)*

## Comment Encouraged at Workshops to Stimulate Neighborhood Business Districts

At six upcoming workshops, DPD will talk with neighborhoods about strategies and tools to protect and enhance Seattle's pedestrian-oriented, mixed-use communities that provide housing, jobs, and goods and services. These workshops follow an open house, held on April 13, where the City of Seattle's Neighborhood Business District Strategy (NBDS) was first introduced.

NBDS is an effort to stimulate and enliven these neighborhood centers where people interact and essential goods, services and jobs are provided. The strategy was developed in response to changing conditions and reflects neighborhood plan goals, including an emphasis on pedestrian-oriented commercial centers within the city.

The project's specific objectives include supporting job creation and business vitality, protecting and enhancing neighborhood character, improving the pedestrian environment, providing for housing growth in neighborhood business districts, achieving quality design through development flexibility, supporting transit connections, balancing parking needs, and making the Land Use Code easier to use.

Public participation is important to NBDS' success. The coming workshops will provide residents, property owners and business owners an

see **neighborhood biz districts**, on page 3

### Meet Seattle's New Planning Commissioners and Design Review Board Members

Three new Planning Commissioners and eight new Design Review Board members have recently been appointed. Learn more about them on pages 6 and 10.

## Update on Comprehensive Plan Public Workshops

Draft amendments to Seattle's Comprehensive (Comp) Plan, recommended by City staff as part of the 10-year update process, were released on April 1, 2004. City Planning staff conducted a series of public workshops on the changes in April and May to answer questions and gather comments.

While the overall direction of the plan—the Urban Village Strategy—remains unchanged, recommendations include substantial revisions to the Comp Plan's Land Use, Transportation and Environment elements. To ensure opportunities for

see **comp plan workshops**, on page 13

**Vol. 2  
No. 6**

## Monthly Highlights

- Five workshops scheduled for public input on integrating monorail stations, pg. 2
- Strong turnout at first Northgate Stakeholders community forum, pg. 3
- Neighborhood biz districts June workshops, pg. 3
- Design Review Board, Land Use omnibus, and Rainier Beach rezone legislation pass Council, pgs. 4-5
- New Central Library, a lesson in sustainability, pg. 7
- Businesses and projects receive green awards, pg. 9
- Fire sprinklers in 2003 Seattle Building Code, pg. 11
- DPD to review Greenwood projects for groundwater loss, pg. 12

## insideinfo

City Planning Activities.....	2-6
Legislative Updates.....	4-5
Seattle Planning Commission.....	6
Sustainable Building .....	7-9
Design Review Program .....	10
Technical Codes Update.....	11
Publication Updates.....	13
How to Reach Us at DPD .....	14

Visit us online anytime.

[www.seattle.gov/dpd](http://www.seattle.gov/dpd)



City Planning, a part of Seattle's Department of Planning and Development, is responsible for six planning- and design-related activities:

- Area Planning
- Comprehensive & Regional Planning
- Land Use Policy
- CityDesign—the City's urban design function
- Seattle Design Commission
- Seattle Planning Commission

“Working together to articulate, advocate, and advance our community's vision for an exceptional and vibrant Seattle.”

## Workshops to Integrate Monorail into Neighborhoods

In June the City's monorail station area planning team will be hosting its second round of citywide community meetings to discuss potential actions that could be taken to ensure the monorail is an integrated asset to the communities it serves.

At these meetings staff will discuss with community groups visions for the areas around stations (within a quarter mile) and how these areas will function as part of the larger neighborhood in the next 15-20 years.

Following the meetings, staff will prepare draft station area action plans that will address access to the stations, opportunities for creating and defining places in the station areas, and stewardship of community and neighborhood resources in the station areas. Draft action plans will be presented to the community for feedback in the fall of 2004, prior to finalizing the plans by the end of the year. These action plans will identify the community's vision and goals for each station area and recommended policy and investment options to realize them.

Community input is critical at this stage of the action plan development. Please join us at one of the following meetings:

### West Seattle Station Areas

Tuesday, June 22 | 6–8:30 p.m.

West Seattle High School Cafeteria, 3000 California Ave. SW

### SODO Station Area

Wednesday, June 23 | 11:30 a.m.–2 p.m.

Seattle School District Headquarters Auditorium, 2445 3rd Ave. S

### Ballard Station Areas

Thursday, June 24 | 6–8:30 p.m.

Ballard High School Cafeteria, 1418 NW 65th St.

### Seattle Center /Queen Anne/Interbay Station Areas

Tuesday, June 29 | 6–8:30 p.m.

Seattle Center Olympic Room, 305 Harrison St.

### Downtown Station Areas

Wednesday June 30 | 5–7:30 p.m.

Seattle City Hall, Bertha Landes Room, 600 Fourth Ave.

For more information on the coming workshops, past workshops, and the City's role in the Monorail project, visit the City's “Integrating the Monorail” website at [www.seattle.gov/monorail](http://www.seattle.gov/monorail) (be sure to add your name to the email distribution list to be notified of upcoming meetings). If you have questions, please contact:

Vanessa Murdock, DPD Planner, (206) 733-9271, [vanessa.murdock@seattle.gov](mailto:vanessa.murdock@seattle.gov)

## Monorail Review Panel Update

The Monorail Review Panel met twice in April and once in May. On April 5, the Panel reviewed a presentation of the Queen Anne/Seattle Center segment. The April 22 meeting was a continuation of the West Seattle segment discussion that began on March 1. On May 17, the Panel continued its discussion of the King/Weller alignment and

See **monorail review panel** on page 12

## Strong Turnout at First Northgate Stakeholders Community Forum

More than 100 neighbors and business owners interested in Northgate area planning efforts and major projects soon to be underway attended the first Northgate community forum, held May 13 at North Seattle Community College.

Forum presentations covered three key topics currently under review by the Northgate Stakeholders Group, the citizen advisory group to the Mayor and City Council that sponsored the forum. These topics included:

- drainage and open space options to benefit Thornton Creek,
- Northgate south lot development, and
- the Northgate Area Coordinated Transportation Investment Plan.

The Stakeholders Group is expected to continue its work through the remainder of 2004, and plans to advise the City on

King County's transit-oriented development proposal, Northgate Mall's planned expansion, and other issues important to the area's success.

Regular working sessions of the Stakeholders Group are open to the public. Its next session will be held Thursday, June 24, 2004, 4-7 p.m., at North Seattle Community College, Room ED2843A (in the Dr. Peter Ku

Education Building).

For more information on the community forum, stakeholder sessions, or planned projects, visit the new "Northgate Revitalization" website at [www.seattle.gov/dpd/planning/northgate](http://www.seattle.gov/dpd/planning/northgate) or contact:

**Mark Troxel, DPD Planner**  
(206) 615-1739,  
[mark.troxel@seattle.gov](mailto:mark.troxel@seattle.gov)

### neighborhood biz districts, *cont. from page 1*

opportunity to advise City planners about the future of these areas.

At the workshops, small groups will discuss where in their neighborhood's commercial zones it is important to maintain pedestrian-oriented retail or other commercial activity at the street level, or where residential development may be allowed or preferred. Defining areas where ground-level retail uses are required is critical to maintain healthy, successful business districts. Allowing other uses, including residences, at ground level can provide flexibility in areas where the retail market is not ripe, help increase housing opportunities, and help reduce vacant storefronts.

For the dates and locations of the six June workshops, see the schedule below. For more information, visit the new NBDS project website at [www.seattle.gov/dpd/planning/nbds](http://www.seattle.gov/dpd/planning/nbds) or contact:

**Jory Phillips, DPD Senior Planner, (206) 386-9761, [nbds@seattle.gov](mailto:nbds@seattle.gov)**

## NBDS WORKSHOP SCHEDULE

### **NEW DATE! Aurora-Licton Springs, Bitter Lake, Lake City, Northgate**

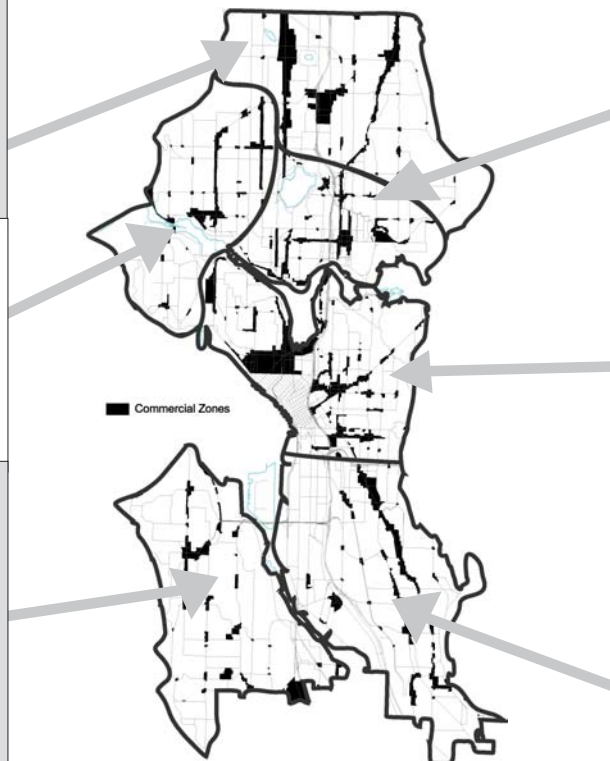
Monday, June 21, 6:30-8:30 p.m.  
Bitter Lake Community Center

### **Ballard, Crown Hill, Greenwood-Phinney Ridge, Magnolia**

Tuesday, June 22, 6:30-8:30 p.m.  
Loyal Heights Community Center  
2101 NW 77th St.

### **NEW DATE! Admiral, Alki, Delridge, Highland Park, Morgan Junction, South Park, West Seattle Junction, Westwood**

Tuesday, June 8, 6:30-8:30 p.m.  
South Seattle Community College  
JMB Building, Rm. B



### **Fremont, Green Lake, Ravenna, Roosevelt, University, Wallingford**

Monday, June 14, 6:30-8:30 p.m.  
John Stanford International School  
4057 5th Ave. NE

### **Capitol Hill, Central Area, Eastlake, First Hill, Madison Park, Madison-Miller, Pike/Pine, Queen Anne, South Lake Union, Uptown**

Tuesday, June 15, 6:30-8:30 p.m.  
Seattle Central Community College  
Rm. 1110

### **Beacon Hill, Columbia City, Georgetown, MLK@Holly, North Rainier, Rainier Beach, Rainier Valley**

Wednesday, June 9, 6:30-8:30 p.m.  
Rainier Community Center  
4600 38th Ave. S





*Seattle City Council Chambers are located on the second floor of the new City Hall at 600 Fourth Avenue in downtown Seattle.*

## Viewing Legislation

Printed copies of **draft** legislation are available from the DPD staff member listed with each story or from the DPD Public Resource Center, located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

Electronic versions of **final** legislation (both City ordinances and the Seattle Land Use Code) are available on the City Clerk's website at <http://clerk.ci.seattle.wa.us>.

## Attending Hearings

Seattle City Council committee agendas and hearing schedules are available online at [www.seattle.gov/council](http://www.seattle.gov/council). Information is also available from the legislative assistant who staffs the committee reviewing the legislation by calling (206) 684-8888 or TDD (206) 233-0025.

Public hearings are held in Council Chambers on the second floor of the new City Hall at 600 Fourth Avenue.

The building entrance is on Fifth Avenue between Cherry and James streets. The Chambers are physically accessible and print and communications access are provided by advance request.

For those who wish to testify, a sign-up sheet is available outside the Council Chambers a half-hour before the hearing. For those unable to attend the public hearing, comments are accepted in advance.

# legislative updates

## Composition of Design Review Board Changed

Recent changes to the composition of Seattle's Design Review Board will encourage continued participation of experienced board members, who add immeasurable value to the program. These Land Use Code amendments, proposed by DPD to improve board management, were adopted by City Council on May 17, 2004.

To streamline the process, former board members are now able to participate as substitutes, filling unanticipated vacancies and providing capacity when other boards cannot take on additional reviews, thereby making use of trained, experienced and committed participants.

In the past, depending upon the overall level of development activity during the year and where development is occurring, one or more of the seven district boards might have operated at capacity. This resulted in delays in the process, additional meetings, a less effective design review process, and unhappy applicants, community members and board members, whose support is critical to success of the program.

In addition, the amendments make the participation of a young professional from the "Get Engaged Program" permanent on the Design Review Board. This program encourages young professionals between 22-29 years of age to participate in civic activities, including serving as board members.

If you have any questions about the board changes, please contact:

**Vince Lyons, Design Review Program Manager**  
(206) 233-3823, [vince.lyons@seattle.gov](mailto:vince.lyons@seattle.gov)

## Land Use Code Omnibus Bills Pass

Two omnibus bills amending the Land Use Code, which DPD proposed as part of the department's commitment to keeping regulations updated, were approved by City Council on May 17, 2004.

The "Omnibus Bill" (#114866) makes general code adjustments. The need for these revisions is identified over time by City staff, permit applicants, or the general public as issues surface and code implementation is unclear.

The "Name Change Omnibus Bill" (#114867) corrects code references to various agency names that have changed. The bill also makes grammatical corrections to the code.

Generally, for an issue to be addressed in an omnibus bill it has to be clerical or non-substantive in nature, or address matters of limited substance where the code lacks clarity, but does not necessitate independent process.

If you have questions about either of these bills, please contact:

**Susan McLain, DPD Planner, (206) 684-0432, [susan.mclain@seattle.gov](mailto:susan.mclain@seattle.gov)**

## Rainier Beach Neighborhood Rezones Approved by City Council

Rezoning to the Rainier Beach Neighborhood recommended by DPD were unanimously approved by Seattle City Council at its May 17, 2004 meeting.

The new zones (see map at right) encourage mixed-use development, multifamily housing and pedestrian-oriented street-level development, all centered around the key intersection of Rainier Avenue South and South Henderson Street.

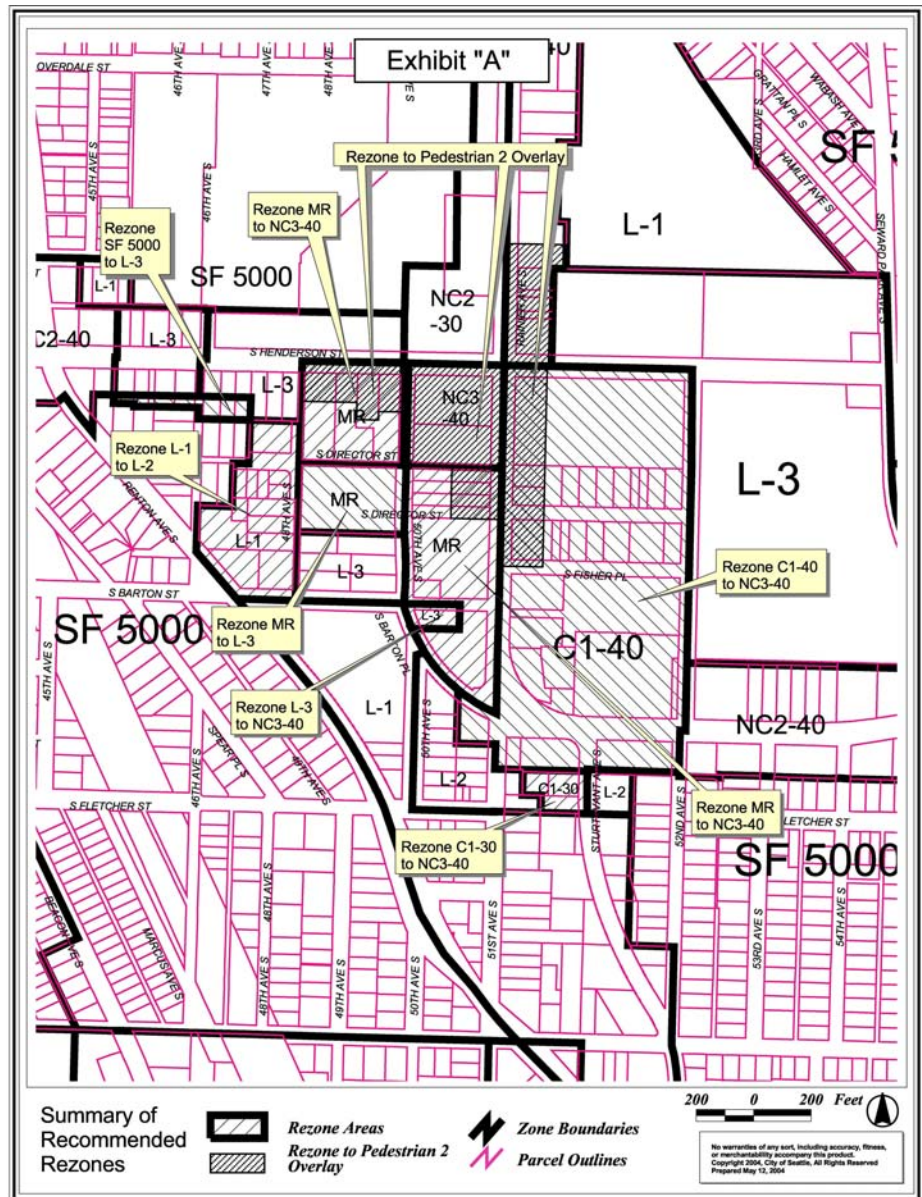
The rezones were proposed to help carry out the Rainier Beach 2014 Neighborhood Plan adopted in 1999, which sought measures to revitalize the neighborhood business district, and improve its pedestrian and aesthetic qualities.

DPD staff started working with the neighborhood in late 2001 and has since met with numerous representatives of the residential and business communities in Rainier Beach, whose input helped determine the rezones recommended in this legislation.

At the Council meeting, Councilmember Steinbrueck, chair of the Urban Development and Planning Committee, praised the work of the neighborhood planners and read statements from Rainier Beach representatives in support of the new zoning.

For more information about the approved rezones, please contact:

**Gordon Clowers**  
**DPD Planner**  
**(206) 684-8375**  
**[gordon.clowers@seattle.gov](mailto:gordon.clowers@seattle.gov)**



*The newly approved Rainier Beach rezones encourage mixed-use development, multifamily housing and pedestrian-oriented street-level development, all centered around the key intersection of Rainier Avenue South and South Henderson Street.*

## CITY PLANNING

### INTRODUCING...

### Three New Seattle Planning Commission Members

*Appointed by the Mayor and approved by City Council*



**THOMAS EANES**

*Principal for the Seattle office of Pyatok Architects; experience in affordable housing and creation of strong communities and has also worked on major public transportation planning projects. (Belltown)*



**MAHLON CLEMENTS**

*Associate Partner, Zimmer Gunsul Frasca; experience in public architecture, urban design and strategic planning. Involved in the creation of Seattle's Comprehensive Plan and served as co-chair of the Ballard/Crown Hill Neighborhood Planning Association. (Ballard)*



**JERRY FINROW**

*Professor of Architecture at the UW College of Architecture and Urban Planning; provides a valuable mix of academic and research experience focused on community development, on the redevelopment of brownfields sites, and on planning, design and development of housing. (Eastlake)*

What are your goals in serving on the Planning Commission?	To help maintain and strengthen the city's commitment to affordable housing, and to contribute my experience to consideration of other planning issues now before the city.	To help highlight (in a clear and cogent manner) the comprehensive and interrelated aspects of the important policy and projects the city is currently addressing.	I hope to continue the excellent tradition of thoughtful and deliberative planning development that has characterized the Commission in the past and bring my own experience and background in community planning.
What do you believe are the most important planning decisions facing Seattle?	<ul style="list-style-type: none"> <li>■ Preservation of housing affordability.</li> <li>■ Implementation of public transit in ways that further the Comprehensive Plan's strategy of encouraging higher density together with increased transit use.</li> <li>■ Future use of land now zoned industrial.</li> <li>■ Possible implementation of the mayor's City Center strategy.</li> </ul>	The Central Waterfront and Alaskan Way corridor, the Monorail, and the future of BINMIC (the Ballard Interbay Northend Manufacturing Industrial Center) area (i.e., the appropriate commitment, or not, to the economic viability and future of that industrial area).	There are many including future planning related to our various transportation projects and guiding the city as it continues to become a denser and richer urban environment. In addition, I think that the conflict between industrial land and other land uses will become an increasingly critical issue for Commission deliberation. Lastly, the future development of the Elliott Bay waterfront, while growing out of transportation issues, could help to define the future of Seattle in significant and important ways.
What are your thoughts on how the Commission can best help Seattle be a vibrant and exceptional place to live work and play?	The Commission can be an independent voice in the public interest to mediate the sometime conflicting interests surrounding growth and development, and to ensure that the public interest is appropriately served by both private and public development.	Good ideas will rise to the top in an open and honest forum despite obvious individual agendas and egos. The Commission is ideally situated to host that forum and represent an independent voice of thoughtful analysis and reasonable conclusions. However, the Commission needs to choose a few important issues and address them well and not confuse our role with that of the actual elected officials who need to govern broadly and well.	The Commission has been a strong advocate for citizen participation in the planning process and maintaining this tradition is critical. The most important thing that the Commission can do is to continue to sponsor community planning workshops on topics of timely concern and to assist neighborhoods to become strong and vital centers of urban life.
Other thoughts about the Commission, planning issues, etc.?	I am impressed by the depth and breadth of experience on the Commission and the willingness to tackle tough issues before the city.	(Response not available by press time.)	The Commission needs to be actively engaged in leading public dialog on emerging planning issues, we need to make sure that the financial and staff support is provided in order for us to be successful.

The 2004 appointments to the Seattle Planning Commission (SPC) have added valuable experience and expertise to the 15-member volunteer advisory body. SPC strives to have a balanced representation from the greater community with a mission of advising the Mayor, City Council and City departments on broad planning goals, policies and plans for the physical development of the City, to produce decisions that enhance the quality of life for those who live, work and play in our city. The Commission's work is framed by Seattle's Comprehensive Plan and its vision into the 21st century, and by a commitment to engaging citizens in the work of planning for and working to reach these goals.



seattle's  
new

# central library

*a lesson in  
sustainability*



*Designed by renowned architect Rem Koolhaas before the City of Seattle adopted its sustainable building policy, the Central Library will not only meet that policy, but is expected to achieve a LEED™ certification.*

—Photo by Ian Edelstein  
City Design, Print and Copy

Under the leadership of Seattle City Librarian Deborah Jacobs, the new Central Library has been “future-proofed” to ensure that it is embraced by Seattle, and in turn serves the city for a very long time.

*The March 2004 issue of dpdINFO featured a new series of green home remodeling guides published by Seattle Public Utilities. This month we focus on Seattle's new Central Library, a building with much to teach about sustainability.*

Perhaps no institution, other than a university, is as associated with learning as a library. But Seattle's new Central Library is not just a place that houses teaching materials; the structure itself teaches sustainability by incorporating environmentally friendly design concepts into a building that also feels good.

Some interesting sustainable design strategies used in the library include the high-performance curtainwall system, daylighting, rainwater harvesting and minimal use of materials, like using the structure as the finish. Seattle Public Library (SPL) is developing an education program that will teach visitors about the sustainable design features incorporated into the building. The education program includes signage, an information kiosk, tours, and a page on SPL's website at [www.spl.org](http://www.spl.org). Information developed for children and teens describes the strategies that create healthy indoor environments while conserving resources.

## Function Over Form Ensures Long-Term Usability

Under the leadership of Seattle City Librarian Deborah Jacobs, the new Central Library has been “future-proofed” to ensure that it is embraced by Seattle, and in turn serves the city for a very long time. Renowned architect Rem Koolhaas, of the Office for Metropolitan Architecture, was selected to design the project because of his innovative approach to place function before form.

For example, the books—located along a five-story “Books Spiral”—are organized along a continuous ramp according to the Dewey Decimal system. The gentle slope provides barrier-free, universal access. Because they aren't spread out on multiple floors, books can be located readily and added easily, providing the library with room to double the size of the book collection to 1.45 million volumes.

As seen in other libraries, expansion of collections often encroaches on public spaces, yet another reason the old library needed to be replaced. The new Central Library has more public spaces, including the lobby, the reading room, and a children's area six times the size of the previous.

The library uses a well-organized strategy, called a Wayfinding Program, to help visitors navigate. Elements include large-sized supergraphics serving as signage, directing patrons to needed services and steering them through the Dewey Decimal system. Important elements are color-coded throughout the building to improve usability. For example, stairs and escalators of the vertical circulation system are painted chartreuse.

## Energy Efficiency Exceeds Code Requirements

The Central Library is expected to perform 10 percent more efficiently than required by the Seattle Energy Code, a code already considered rigorous by national standards. This is accomplished with a variety of features, beginning with the façade—a glass and aluminum curtainwall constructed with a high-performance glazing system. Half of the glazing is a triple-layer of glass with an expanded aluminum metal mesh sandwiched between the two outer panes. This metal mesh serves as a

See **central library** on page 8

## central library, *cont. from page 7*

shading device, keeping the sun off the interior glass, and thus reducing heat buildup from sunlight and modulating the light entering the interior spaces. Air between glass layers provides insulation and the two inner layers of glass contain krypton to increase thermal performance. The glass also has a “Low-E” (low-emissivity) coating—a state-of-the-art system invented by the architect that underwent extensive research and development before its use was approved. The northern half of the building has double-glazed clear glass.

The glazing system takes advantage of natural daylight, decreasing the need for artificial light, while also reducing glare. The large amount of daylight available from 360 degrees is softened, creating sharp, crisp light that is not too bright. In effect, the entire building becomes a “light-catcher.” The arrangement of spaces and glass also allows views that connect visitors to the urban neighborhood beyond the library’s walls. For example, someone standing inside the lobby adjacent to Fourth Avenue can see out to the Henry Moore sculpture and urban plaza beyond, a visual relationship that did not exist in the old library.

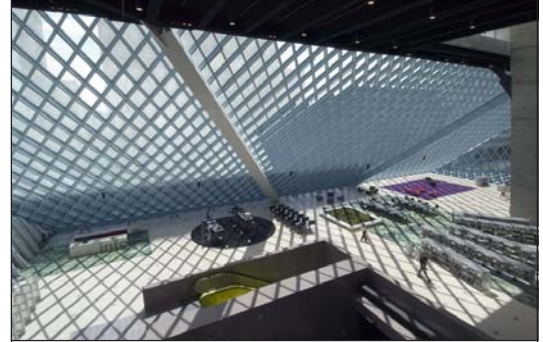
The Central Library uses a unique type of air distribution system, called displacement ventilation, on floors 3, 5 and 10. Displacement ventilation is introduced at floor level and improves energy efficiency by utilizing lower fan speeds and less extreme heating and cooling air temperatures. This strategy works well in Seattle’s temperate climate where buildings can often take advantage of “free cooling.” The system also provides more fresh air to the space people occupy, creating a healthier indoor environment. Computer controls monitor the system to increase energy-efficiency, and heating and cooling can take place in independent zones, matching actual use to needs.

## Potable Water Needs Dramatically Reduced

Rainwater is collected in a 40,000 gallon tank to meet landscape irrigation needs, eliminating use of potable water. This system increased the size of the required stormwater detention tank by about 50 percent to accommodate the storage needs. Plants were carefully selected for their low-maintenance and low-water needs. The system provides double-duty use out of a single system that was already required by code (the detention portion) and helps to prevent combined sewer overflows, which can negatively impact water quality in Puget Sound. Potable water is further reduced with the use of waterless urinals and spring-loaded automatic faucet shut-off devices in the lavatories.

## Space Serves Multiple Functions

Serving multiple functions with individual features is a hallmark of sustainable design. The library makes innovative use of materials and systems with features serving double or triple duty. For example, the structural steel also serves as backup steel for the curtainwall and as an interior finish. In the core of the building, the structural concrete is painted or sealed and serves as the finish. Some spaces have lighting shielded with polycarbonate lexan panels that serve triple duty as a light diffuser, ceiling and return air plenum. Fire insulation on steel beams is painted black, and the roof insulation is covered with fabric like a quilt. Other areas have a more highly finished look. This is a part of the aesthetic variation desired by the architect, and considered part of his “trademark.”



*The Central Library's arrangement of spaces and glass allows views that connect visitors to the urban neighborhood beyond the library's walls. Its window glazing system takes advantage of natural daylight, decreasing the need for artificial light, while also reducing glare. In effect, the entire building becomes a "light-catcher."*

—Photo by Pragnesh Parikh, OMA/LMN

## History of the Library

The new Central Library, which opened on May 23, 2004, is the third Seattle library building constructed at the same site.

The first building, a Carnegie library completed in 1906, lasted 54 years before being replaced in 1960. The second library lasted only 40 years before the collections outgrew the building.

In 1998 Seattle voters approved the "Libraries for All" bond, a \$196.4 million capital campaign to replace the Central Library, build five new branch libraries, and renovate 22 of the existing branch libraries.

For more information on the Seattle Central Library visit [www.spl.org](http://www.spl.org).

## Sustainable Building Info

Another Central Library case study is available on the City of Seattle's Sustainable Building website at [www.seattle.gov/sustainablebuilding/cityprojects.htm](http://www.seattle.gov/sustainablebuilding/cityprojects.htm). Information on LEED™ certification is available at [www.usgbc.org](http://www.usgbc.org).

To explore DPD's role in sustainable building, visit [www.seattle.gov/dpd/sustainability](http://www.seattle.gov/dpd/sustainability) or contact:

**Lynne Barker, DPD  
Sustainable Building Specialist  
[lynne.barker@seattle.gov](mailto:lynne.barker@seattle.gov)  
(206) 684-0806**



## Local Businesses Honored for Environmental Practices

Eleven Seattle-area organizations have been recognized for notable “green” achievements, and for using environmental practices and products to their competitive advantage. The recipients of the Third Annual “Businesses for an Environmentally Sustainable Tomorrow” (BEST) Awards are:

- **Wild Mountain Café** - waste prevention and recycling
- **University of Washington, Facilities Services Department** - water conservation
- **Fred Hutchinson Cancer Research Center** - energy conservation
- **Todd Pacific Shipyards** - stormwater pollution prevention
- **Archdiocesan Housing Authority, Environmental Works and Rafn Company** (co-winners for Traugott Terrace) and **City of Seattle, NBBJ and Hoffman Construction** (co-winners for the Seattle Justice Center) - sustainable building
- **Lake City Florist and Fred Hutchinson Cancer Research Center** (co-winners) - innovation
- **Fred Hutchinson Cancer Research Center** - Environmental Leadership (the top award)

### Highlights

- Wild Mountain Café is keeping approximately one ton of kitchen scraps and coffee grounds out of the garbage each year by using a commercial worm bin. They're also participating in a pilot in which plate scrapings are collected and hauled away for composting.
- Traugott Terrace, a new affordable housing project in Belltown, installed a gearless traction elevator that consumes 70

percent less energy than the hydraulic elevator first specified and saves \$2,000 per year.

- Customers who return extra vases and baskets to Lake City Florist receive a “Lake City Buck” good for merchandise at the store for up to a year. The florist also composts much of their floral scraps.
- Recent Fred Hutchinson projects—ranging from the use of irrigation rain sensors to the installation of more-efficient glass washers—are saving over 7.7 million gallons of water annually.

For more detailed information on the winners' practices, visit [www.resourceventure.org/rv/services/awards-and-rec/best/2004-winners/](http://www.resourceventure.org/rv/services/awards-and-rec/best/2004-winners/)

[index.php](#). Site tours of the winning companies and organizations can be arranged upon request.

The BEST Awards are presented by Resource Venture—a program of the Greater Seattle Chamber of Commerce in partnership with Seattle Public Utilities. Resource Venture has provided

free environmental consulting services to Seattle-area businesses since 1990, helping companies lower their utility costs, obtain rebates, comply with regulations and receive public recognition, all while protecting the environment.

For more information, contact Resource Venture at (206) 389-7304, [help@resourceventure.org](mailto:help@resourceventure.org), [www.resourceventure.org](http://www.resourceventure.org).



## Top 10 Green Projects of 2004

The American Institute of Architects Committee on the Environment has announced its 2004 “Top Ten Green Projects.” Winners are selected based on how well each exemplifies high-performance sustainable design. This year's winners, detailed at [www.aiaopten.org/hpb](http://www.aiaopten.org/hpb), include:

- 20 River Terrace – The Solaire (*Albanese Organization, Inc. and Northwestern Mutual Life*), New York, NY
- City of White Rock Operations Building (*City of White Rock*), White Rock, BC, Canada
- Factor 10 House (F10), Chicago, IL
- Genzyme Center (*Lyme Properties / Tenant: Genzyme Corporation*), Cambridge, MA
- Greyston Bakery (*Greyston Foundation*), Yonkers, NY
- Herman Miller Building C1 (*Herman Miller, Inc.*), Zeeland, MI
- Lake View Terrace Library (*City of Los Angeles*), Lake View Terrace, CA
- Pierce County Environmental Services (*Pierce County Public Works and Utilities*), University Place, WA
- The Plaza at PPL Center (*Liberty Property Trust*), Allentown, PA
- Woods Hole Research Center (*Woods Hole Research Center*), Falmouth, MA.

## Green Tip of the Month

For tools and resources that support green building project teams, visit [www.greenerbuildings.com](http://www.greenerbuildings.com), a new website developed by GreenBiz in partnership with the National Environmental Education and Training Foundation and U.S. Green Building Council.



## An update from Seattle's Design Review Program

### Eight New Design Review Board Members

From a pool of 45 well-qualified applicants, the largest and most competitive pool in the 10-year history of Seattle's Design Review Program, eight citizens have been chosen to serve as board members through April 2006.

The following new members (pictured at right) were appointed by Mayor Greg Nickels and the Seattle City Council on May 17, 2004:

<b>Member</b>	<b>Representing</b>	<b>N'hood Board</b>
Dorman Anderson	Business (at large)	Downtown
Emily Barevics	Developer (at large)	Southeast
Ann Beeman	Residential (local)	Southeast
Patrick Doherty	Community (at large)	Queen A/Magnolia
Jeff McCord	Developer (at large)	Southwest
Elizabeta Stachison-Moura	Community (at large)	Northwest
James Walker	Design Pro (at large)	Cap/First Hill
Lesley Wiscomb	Design Pro (at large)	Northwest

The city's seven neighborhood-based Design Review Boards are staffed entirely by volunteers who are either professionals in the design, development and business fields or are members of the community who have knowledge and interest in urban design and development. Collectively, Board members donate more than 2,500 hours of professional service to the city annually.

Seattle's Design Review Program was established in 1994 in order to provide flexibility to the Land Use Code, increase citizen involvement in the design process, and improve the quality of urban design throughout the city. Since the program's inception, over 800 projects have been reviewed by the city's Design Review Boards. During this time, project appeals have dropped from 25 percent to less than two percent.

In 2000, development projects reviewed by Design Review Boards accounted for \$446 million of the \$1 billion in building permits for new multi-family and commercial projects issued by the city. For additional information, please contact:

**Vince Lyons, DR Program Mgr, (206) 233-3823, vince.lyons@seattle.gov**

**Tom Iurino, DPD Planner, (206) 615-1457, tom.iurino@seattle.gov**

### The New Board Members



Dorman Anderson is an architectural and urban design consultant and a licensed architect. He was principal of NBBJ for 30 years, where he managed the development of several large projects in downtown Seattle. He was also a professor of architecture for six years. He is past president of the Pioneer Square Preservation Board and the Seattle chapter of the American Institute of Architects.



Emily Barevics is a non-profit housing developer for Housing Resources Group. She has seven years of experience in development and project management of affordable housing, including New Holly, an award-winning, mixed-income housing development. She has served as a neighborhood precinct committee officer.



Ann Beeman is a registered architect and owner of Ann Beeman Architects. She has 30 years of experience in the design and management of public and private sector projects, with an emphasis on residences, condos and public facilities.



Patrick Doherty is Deputy Director of economic development for the City of Federal Way. He has over 18 years of experience in planning and development, including land use and environmental planning for the City of Seattle. He was also the first manager of Seattle's Design Review Program.



Jeff McCord is a green housing developer. He manages The Neighborhood Company, a development firm which blends architectural restoration with new development. He also manages House to Home, a restoration company that moves old houses and restores them.



Elizabeta Stachishin-Moura is an urban designer for The Berger Partnership. She has over nine years of experience working in urban design, landscape architecture, site planning, and most recently, streetscape planning. She is a member of the First Hill Neighborhood Group.



James Walker is a registered architect with CollinsWoerman with over 25 years experience working with high-profile clients on complex mixed-use projects in Seattle, Boston, D.C. and London. He is a LEED™ accredited building professional and sustainable building advisor to Seattle City Light.



Lesley Wiscomb is a registered landscape architect and owns her own firm, Wiscomb Landscape Architectural Services. She has over 10 years of experience in design and management of public and private sector projects, with an emphasis on park and school facilities.



An inside look at the latest technical code developments

### **I-Codes Coming Soon**

The 2003 editions of the International Building, Residential, Mechanical and Fire Codes (I-Codes) will replace the Uniform Codes in Seattle this summer. DPD is expecting the codes to take effect in Seattle late this summer.

Applicants may use the I-Codes before Seattle formally adopts them, but should call (206) 684-8850 for a presubmittal conference before proceeding with design.

During the 60-day period after the effective date, applicants can choose to use either the I-Codes or the Uniform Codes. Copies of the new I-Codes can be purchased from:

- WA Assn. of Building Officials  
(360) 586-6725, [www.wabo.org](http://www.wabo.org)
- International Code Council  
(800) 284-4406, [www.iccsafe.org](http://www.iccsafe.org)

**NOTE:** The Uniform Plumbing Code, National Electrical Code, and WA State Energy Code with Seattle amendments will continue to be enforced in Seattle and Washington.

### **DPD Tech Code Support**

- **Building Code**  
(206) 684-4630  
Hours: M-F, 1 pm-4:15 pm
- **Electrical Code**  
(206) 684-5383  
Hours: M/W/F, 7:30 am-5:30 pm  
Tu/Th, 10:30 am-5:30 pm
- **Energy/Mechanical Code**  
(206) 684-7846  
Hours: M-F, 1 pm-4:15 pm

## **Fire Sprinklers in the 2003 Seattle Building Code**

*Last month's technical codes article focused on the structural provisions of the new International Building Code (IBC). This month we are providing a brief overview of the new requirements for fire sprinkler systems in the International Building and Residential Codes (I-Codes) and the Seattle amendments.*

A fundamental principle of the IBC is to encourage the installation of sprinkler systems. In fact, the IBC provides many benefits to buildings with sprinkler systems, including:

- additional stories, height and area allowed by Sections 504 and 506;
- residential occupancies need not have emergency escape and rescue openings according to Section 1025;
- the maximum allowable quantities of many hazardous materials are increased; and
- an increase in the area of unprotected openings in exterior walls in buildings protected with sprinklers is allowed in Section 704.8.

In addition, the IBC requires sprinkler systems in a few instances where the current code does not. One example is residential occupancies. The current Seattle code requires sprinklers in three-story residential buildings, and in buildings with two floors of residences above other occupancies. The International Residential Code does not require sprinklers, except in the uncommon circumstance where the distance to a fire hydrant is too great. The IBC will require sprinklers in all buildings with a residential occupancy. In Seattle, this change will mainly affect two-story multifamily buildings other than townhouses.

Another difference between the current code and the IBC is the sprinkler requirement for assembly occupancies. An amendment to the IBC provision was adopted by the State of Washington in response to last year's nightclub fires and the IBC's threshold for sprinklers in nightclubs was reduced from 300 to 100; the UBC threshold for assembly occupancies used for consumption of alcohol was 5,000 square feet or approximately 330 occupants.

A third difference is that buildings over 55 feet in height will be required to have sprinkler systems, in contrast to the 1997 Building Code which required sprinklers in buildings of 75 feet and higher.

To see Seattle's draft amendments to the 2003 I-Codes and learn more about the coming changes, visit DPD's Technical Codes website at [www.seattle.gov/dpd/techcodes](http://www.seattle.gov/dpd/techcodes). If you have questions, please contact:

**Maureen Traxler, DPD Code Development Analyst Supervisor**  
(206) 233-3892, [maureen.traxler@seattle.gov](mailto:maureen.traxler@seattle.gov)

## **Educational I-Codes Flyers Now Available**

"Get to Know the I-Codes," a new series of flyers that explores the differences between the Uniform and International Codes, is now available on DPD's Technical Codes website at [www.seattle.gov/dpd/techcodes](http://www.seattle.gov/dpd/techcodes). Printed copies are available from the Public Resource Center, located on the 20th floor of Seattle Municipal Tower at 700 Fifth Ave., (206) 684-8467.



## DPD to Review Greenwood Projects for Groundwater Loss

Based on the results of a recent study by geotechnical and environmental consultant Shannon and Wilson (S&W), DPD will be reviewing new development projects in the former peat bog area of Greenwood with the goal of limiting the withdrawal of groundwater both during construction and from permanent development.

Commissioned by Seattle Public Utilities in 2003, the S&W study responds to neighborhood concerns that property settlement in the area was increasing.

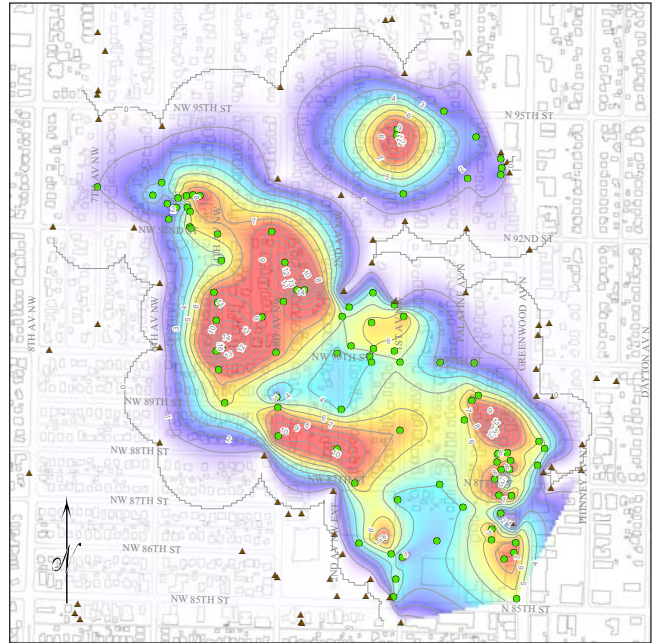
During the study S&W developed a map that delineates the former peat bog area and identifies the variable depth and thickness of the peat. They also tested the peat for the ability to re-introduce water into the substrata and placed monitoring devices in several locations for a more long-term assessment of groundwater flows and levels in the area.

The S&W study indicates that the withdrawal of ground water from the peat area should be avoided, and water should be re-introduced where feasible to maintain current water levels.

One outcome of this study is that DPD is now requiring new

projects subject to the State Environmental Policy Act (SEPA) to show how their design will result in no net loss of groundwater. In the study area, SEPA applies to developments above certain thresholds on properties zoned commercial or multifamily along portions of North 85th Street and Greenwood Avenue North.

Several options for meeting this requirement have been identified, which include eliminating basements, developing water-tight basements, or providing the re-introduction of water via such methods as infiltration and newly permeable surfaces that replace water lost through traditional drainage facilities.



*Peat depth and thickness in Greenwood's former peat bog area (indicated above) was studied by geotechnical and environmental consultant Shannon and Wilson. As a result of their findings, new development projects in this area will now be reviewed by DPD to limit withdrawal of groundwater.*

DPD is researching whether Environmental Critical Area (ECA) regulations might also apply, which would extend the new groundwater requirement to single family zoned properties, which constitute the majority of the peat area.

In addition, Seattle Public Utilities plans to inspect and clean out perforated catch basins that were placed in the area in the past to re-introduce water into the substrata. They are also investigating opportunities for other water re-introduction features in other components of the utility, where replacement of utilities is required and such a goal is feasible, based on soils conditions. The S&W study is available on DPD's website at [www.seattle.gov/dpd/news](http://www.seattle.gov/dpd/news). For more information, contact:

**Cliff Portman**  
DPD Principal Planner  
[cliff.portman@seattle.gov](mailto:cliff.portman@seattle.gov)  
(206) 684-5593

### monorail review panel, *cont. from page 2*

station location from its March 15 meeting.

On April 29, the Panel sent a letter to the City Council outlining its recommendations and concerns. These recommendations were generated over the past several months as the Panel reviewed the segment presentations. The letter and a statement of the Panel's mandate are available on the City's website at [www.seattle.gov/monorail/monorailreviewpanel.htm](http://www.seattle.gov/monorail/monorailreviewpanel.htm).

The public is invited to attend the next Monorail Review Panel meeting on June 7, from 4-7 p.m. in City Hall's Bertha Landes Room.

If you have questions about this article, or would like additional information about the Panel, please contact:

**Lisa Rutzick, Monorail Review Panel Coordinator**  
(206) 386-9049, [lisa.rutzick@seattle.gov](mailto:lisa.rutzick@seattle.gov)

**comp plan workshops, cont. from page 1**

public comment and discussion on each of these elements, the City focused on each topic at separate workshops.

**Land Use Element:** Staff revisions to the Land Use Element aim for reducing redundancy between it and the City's zoning code, creating a new Urban Village element to place growth management policies in one element, and designating South Lake Union as an Urban Center. At the public workshop, attendees raised a number of important issues, including: strengthened policy guidance for locating cell towers; the role of concurrency standards in the Comp Plan; whether high-density development is appropriate outside Urban Centers and Villages; and how to improve the effectiveness of recommended revisions to policies addressing growth monitoring.

**Transportation Element:** The Transportation Element revisions are intended to clearly establish a relationship between the Plan's policies and actual implementation strategies, which will be found in the Transportation Strategic Plan. The revisions also include proposed mode split goals for urban centers, establishment of street classification and street type policies, and new policy sections addressing regional transportation issues and maintenance/operations. Issues raised at this workshop include: establishing performance measures for transit, bicycles and pedestrians in addition to the ones for automobiles; the role of neighborhood plans in setting transportation priorities; and improving neighborhood parking policies to reflect neighborhood needs.

**Environment Element:** Revisions to the Environment Element focus on consolidating environmental policies found throughout the Comp Plan to avoid redundancy between elements, and emphasizing the value of natural systems, restorative development and urban sustainability. Among the issues raised at the workshop for the Environment Element were the "precautionary principle" and how to incorporate it into the planning process; broadening the Environment Element to address human health; and establishing sustainability indicators.

All of the comments received at the workshops can be viewed on the Comp Plan "10-Year Update" website at [www.seattle.gov/dpd/planning/comprehensive/cpupdate.htm](http://www.seattle.gov/dpd/planning/comprehensive/cpupdate.htm).

During the next two months, staff will be reviewing public comments, proposed amendments, and updated information to prepare a final recommendation for delivery to the City Council in early August. Once again, the public will have the opportunity to review and comment on the plan at a public hearing, as part of the City Council's consideration of the proposed Comp Plan amendments. That hearing is tentatively set for September.

If you have questions about the 10-year update to the Comp Plan, or would like additional information, please contact:

**DPD Comp Plan Staff, (206) 233-0079, [compplan@seattle.gov](mailto:compplan@seattle.gov)**

**Client Assistance Memo Update**

**CAM 236**, *Home Occupations Allowed in Residential Zones*, has been updated to clarify when bed and breakfasts are allowed in single family zones and what conditions apply in both single and multifamily zones.

This CAM is available online at [www.seattle.gov/dpd/publications/cam/cam236.pdf](http://www.seattle.gov/dpd/publications/cam/cam236.pdf). A printed copy is available from the DPD Public Resource Center, located on the 20th floor of Seattle Municipal Tower at 700 Fifth Ave, (206) 684-8467.

**Checklists & Standards Now Online**

DPD's *Checklists and Standards*—the helpful guides that permit applicants use to ensure commonly submitted applications are complete and ready for review at intake—are now available online. They may be downloaded from [www.seattle.gov/dpd/asc/checklists.htm](http://www.seattle.gov/dpd/asc/checklists.htm) in both Word and PDF formats.

Save  
some  
trees.

Read  
**dpdINFO**  
online.



It's easy. Simply send an email to **[pam.round@seattle.gov](mailto:pam.round@seattle.gov)** saying you want to receive (or switch to) the online Acrobat PDF version. You'll receive a helpful monthly email reminder that includes a direct link to the month's headlines.

When emailing, be sure to include your "snailmail" name and address so we can remove you from our printed mailing list.

## HOW TO REACH US AT DPD

### Permits

General Applications ( <i>Applicant Svcs Ctr</i> ).....	206-684-8850
Design Review Program.....	233-3823
Drainage & Sewer Review ( <i>incl side sewer</i> ).....	684-5362
Land Use Reviewers ( <i>see note below</i> *).....	n/a*
Master Use Permits.....	684-8467
Plans Routing.....	684-8169
Over-the-Counter (OTC) Permits.....	684-8464
Plumbing & Gas Piping Permits.....	684-5198
Sign Permits.....	684-8419

### Inspections

Inspection Requests: General .....	684-8900
Inspectors: General.....	684-8950
Site/erosion control ( <i>includes pre-construction conferences &amp; first ground disturbance</i> ).....	684-8860

### Planning

CityDesign (urban design office) .....	615-1349
Comprehensive Planning .....	233-0079
Land Use Policy .....	684-8880
Seattle Design Commission .....	615-1349
Seattle Planning Commission .....	684-0433

### Administration

Office of the Director.....	684-8899
Community Relations.....	233-3891
Accounting.....684-7716	Billing ..... 684-4175

### Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 684-7899

### Information

General Department Information .....	684-8600
Applicant Services Center (ASC) .....	684-8850
Hours: M,W,F: 7:30 am-5:30 pm; Tu,Th: 10:30 am-5:30 pm	
Census Data ( <i>population &amp; demographics</i> ) .....	615-0483
Code Compliance ( <i>enforcement info</i> ) .....	615-0808
Events & Classes.....	684-8443
GIS Maps & Services .....	684-0965
Licensing & Testing ( <i>gas piping, steam eng, refrig</i> ).....	684-5174
Media Relations .....	233-3891
Microfilm Library .....	233-5180
Property Owner/Tenant Assistance.....	684-7899
Public Resource Center (PRC) .....	684-8467

Hours: M,W,Th,F: 8 am-5 pm    Tu: 10 am-5 pm

Publications.....	684-8467
Site Development.....	233-7232
Sustainable Building.....	684-0806
Tech Support: Building Code (1-4:15 pm) .....	684-4630
Tech Support: Electrical Code ( <i>see ASC hours</i> ) .....	684-5383
Tech Support: Energy/Mech Code (1-4:15 pm)....	684-7846
Zoning Info ( <i>parcel zoning</i> *).....	684-8467
Zoning Info ( <i>site-specific Single Family</i> *; 1-4:15 pm) ..	684-8850

\*Due to complexity of Seattle's Land Use Code, all other types of information must be obtained in person at the Applicant Services Center or online at [www.seattle.gov/dpd/landuse](http://www.seattle.gov/dpd/landuse).

Printed with soy-based ink on totally chlorine free paper made with 100% post-consumer fiber

[www.seattle.gov/dpd](http://www.seattle.gov/dpd)

Subscription Info: (206) 233-3881

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